



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00044
Application Type: Rezoning
CPC Hearing Date: March 13, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 501, 503, 505, 511, and 513 S. Campbell Street
Legal Description: Lots 4 thru 10, Block 114, Campbell Addition, City of El Paso, El Paso County, Texas
Acreage: 0.5014-acre
Rep District: 8
Current Zoning: A-3 (Apartment)
Existing Use: Multi-family dwellings (to be demolished)
C/SC/SP/ZBA/LNC: None
Request: From A-3 (Apartment) to G-MU (General Mixed Use)
Proposed Use: Commercial and Multi-family Mixed Use

Property Owner: Eduardo & Josephina Soto
Representative: Eugenio Mesta, EXIGO

SURROUNDING ZONING AND LAND USE

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment) / Multi-family dwelling
South: A-3 (Apartment) / Multi-family dwelling
East: A-3 (Apartment) / Lydia Patterson Institute
West: A-3 (Apartment) / Multi-family dwelling

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: Boys Club Park (857 feet)

NEAREST SCHOOL: Lydia Patterson Institute (73 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 26, 2014. The Planning Division received two phone calls and one e-mail (See Attachment #5) in opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-3 (Apartment) to G-MU (General Mixed Use). The subject property is currently occupied by multi-family dwellings which will be demolished. The Master Zoning Plan shows a 5-story mixed use development consisting of 88 apartment units, 4 commercial spaces, and open space. All yard setbacks are zero feet. The proposed balconies are encroaching into the City's right-of-way; the applicant will be applying for a special privilege permit. The Master Zoning Plan Report is attached (Attachment #4). The proposed development complements the existing multi-family developments with neighborhood commercial uses that can be used by the existing neighborhood as well as residents of the proposed development. The development requires a minimum of 170 parking spaces and the applicant is providing 51 parking spaces. As the subject property is not located within the Downtown Plan

area, the applicant is seeking a 70 percent parking reduction, which can be granted by City Council as part of the G-MU Master Zoning Plan.

ANALYSIS

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
 - b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as

- civic places.
- ii. That the design of streets and buildings reinforce safe environments.
- iii. That architecture and landscape design grow from local climate, topography, history and building practice.
- iv. That public gathering spaces be provided in locations that reinforce community identity.
- v. That the preservation and renewal of historic buildings be facilitated.
- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies.

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
 - a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant complies.

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in any mixed residential area;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
 - h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies.

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

Not applicable.

5. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies.

6. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The applicant complies.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-3 (Apartment) to G-MU (General Mixed Use) and the Master Zoning Plan. The recommendation is based on the compatibility with the surrounding land uses and in compliance with the Plan El Paso future land use designation, G-2, Traditional Neighborhood (Walkable).

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the G-MU (General Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning Division - Transportation

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections.

Fire Department

No comments received.

Police Department

Based on the information has provided the El Paso Police department that has no issues with this request.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments**Water:**

1. There is a 4-inch diameter water main that extends along the alley between Campbell St. and Kansas St. located approximately 6 feet east of the alley centerline. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 1901 located at the southeast corner of the intersection of Paisano Dr. and Kansas St. have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 80 psi, discharge of 1,404 gallons per minute (gpm).
3. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
4. EPWU-PSB records indicate 16 active ¾-inch water meter services. The services address for these meters are 501, 505, 511, 513, & 515 Campbell St.

Sanitary Sewer:

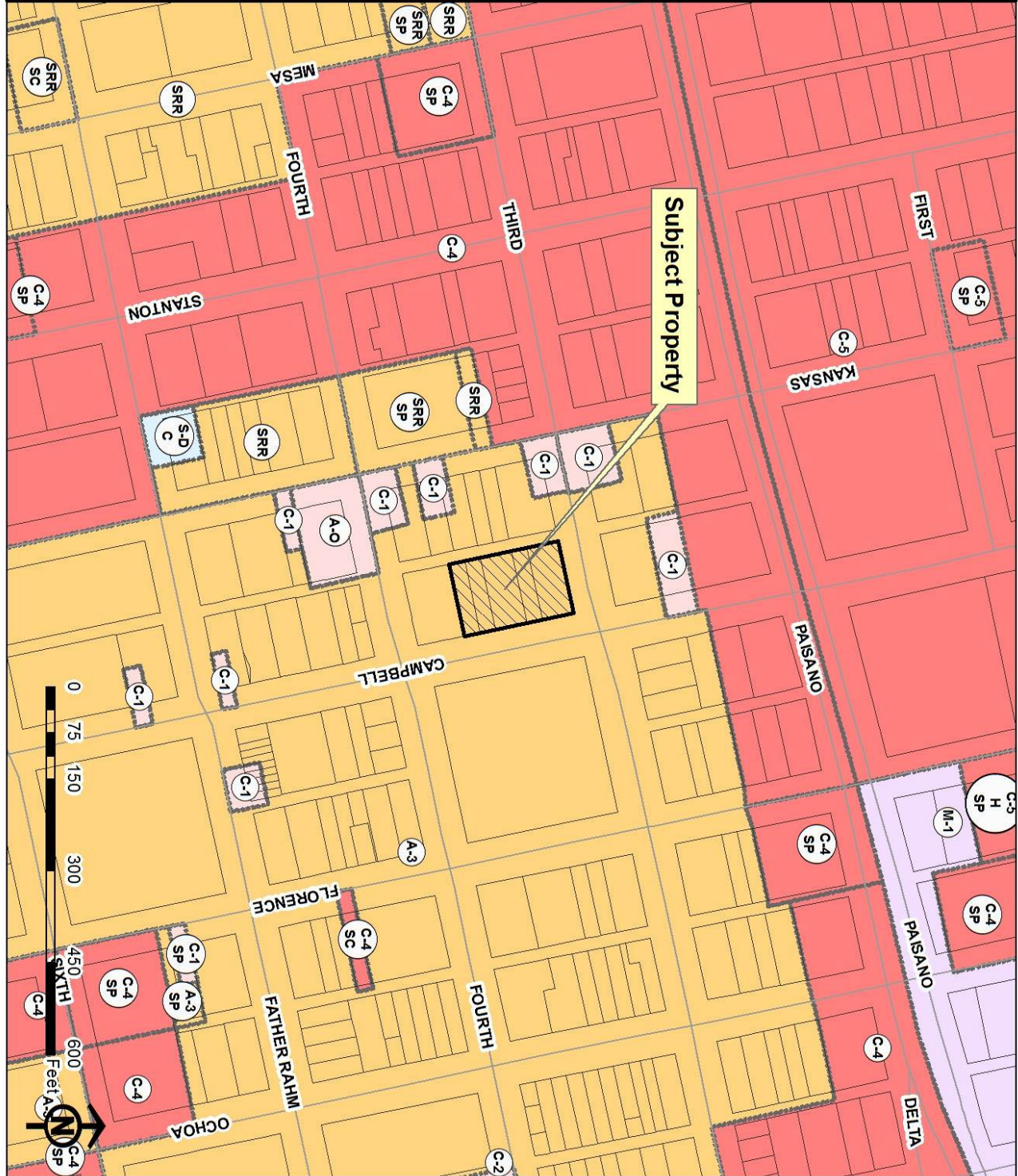
1. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Campbell St. and Kansas St. located along the centerline of the alley. This main is available for service.
1. There is 36-inch diameter interceptor that extends along Third St. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations
1. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

1. Zoning Map
2. Aerial Map
3. Master Zoning Plan
4. Master Zoning Plan Report
5. Email in Opposition

ATTACHMENT 1: ZONING MAP

PZRZ13-00044

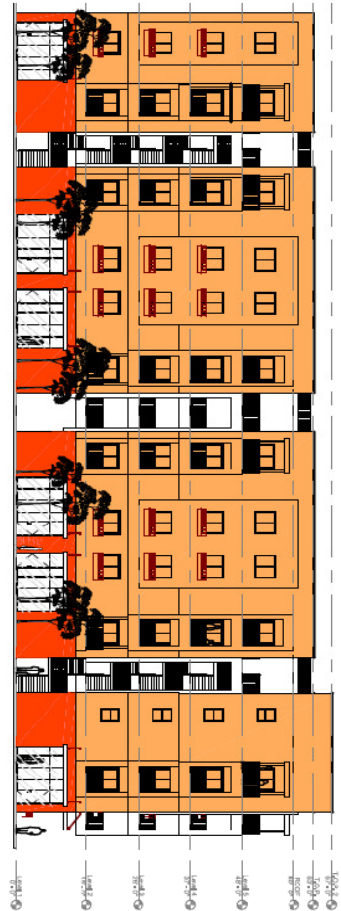


ATTACHMENT 2: AERIAL MAP

PZRZ13-00044

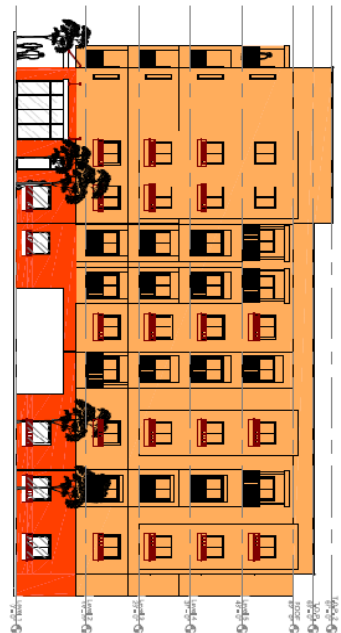


ATTACHMENT 3: MASTER ZONING PLAN



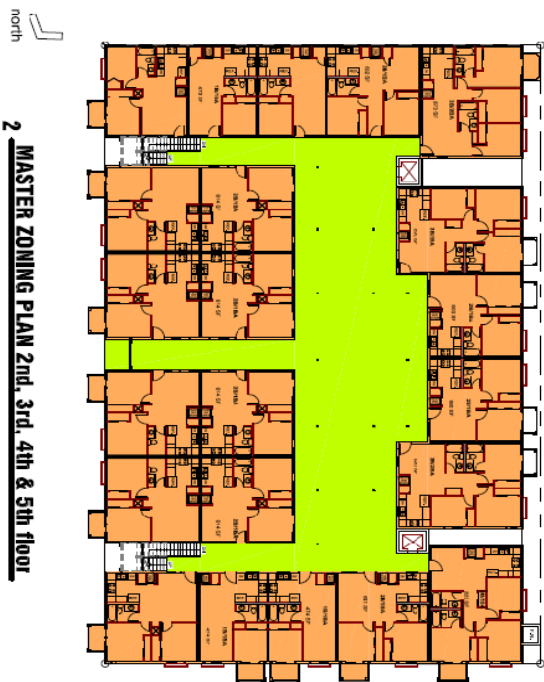
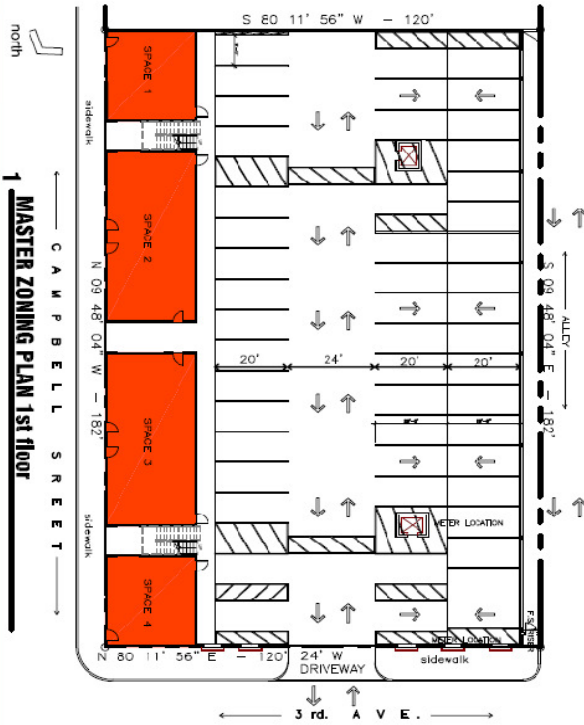
3 EXTERIOR ELEVATIONS - FRONT VIEW

NET AREA OF EXTERIOR WALLS									
	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	TOTAL
WALL AREA	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	24,000
GLAZING AREA	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	12,000
GLAZING PERCENTAGE	33.3%	33.3%	33.3%	33.3%	33.3%	33.3%	33.3%	33.3%	33.3%
TOTAL AREA	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	36,000



4 EXTERIOR ELEVATIONS - SIDE VIEW

NET AREA OF EXTERIOR WALLS
GLAZING PERCENTAGE
TOTAL AREA



exigo

1

ATTACHMENT 4: MASTER ZONING PLAN REPORT

Master Zoning Plan for a General Mixed Use District

CAMPBELL APARTMENTS

I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including general retail, schools, churches, apartments, single family attached units, walk-ups, duplexes and row housing. This new district will follow and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and retail uses in South El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Segundo Barrio and the rest of the City;
- Continue with the redevelopment patterns that the City of El Paso is promoting in Downtown;
- Demonstrate that these trends are economically and socially feasible south of Paisano Street.

II. Objective:

This District will accommodate an innovative Multifamily Living with ground Floor Retail and parking with second level open spaces that will be compatible, enhance and interact with the surrounding neighborhood.

III. Characteristics:

Description: This District will replace an existing 32, dilapidated 100 year old structures, with a modern Building that will house 3,922 square feet of retail spaces, 5,043 square feet of common open space and 88 Apartment units inclusive of 16 three bedroom, 52 two bedroom and 20 one bedroom, in a 5 story building. A more detailed description of the design elements are as follows:

Access: This building complex will have retail access along Campbell street, and 51 parking spaces on the ground floor. Access to the upper level units may be done through two elevators and two stairs that can go from the ground level to the 5th floor. On the second floor there is an open courtyard for the use of all of the units. This design will promote street life at the retail level, while provide a secured and safe environment to the residents in the upper levels.

There will also be pedestrian access through the alley. Utilities, services and trash collection will be provided through the adjoining Alley.

Setbacks: The building will be built with zero setback along Campbell and 3rd streets and the adjoining alley. This will provide a closer relationship to the neighboring street life and being compatible with the existing structures along Campbell and 3rd Streets and the entire neighborhood.

Density: The District Density will be 176 Units to the Acre as it will have 88 apartment units on .5 Acres. This is also compatible with some of the structures built around the neighborhood.

Landscaping: Landscaping will be provided in the interior courtyard.

Parking: There will be 51 Parking spaces provided in the ground floor. Most of the complexes and units in the surrounding neighborhood and the rest of Downtown do not provide any off street parking. A 70% parking reduction is requested. The City of El Paso has passed ordinances that will allow Downtown residents to park along the street, provided that they get the proper permitting and demonstrate that are residents of the District.

Sub Districts: There will be no Sub Districts in the Plan.

Phasing: The project will be built in one phase in its entirety.

Floor Area Ratio: The total construction area for this project is 81,045 S.F. for a total Floor Are Ratio of 3.75

Special Privilege: Balconies along Campbell and Third Streets are encroaching the City Right-of-Way. The applicant will be submitting a special-privilege request to the City prior to submitting for building permit.

IV. Relationship with Plan for El Paso:

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to revitalize Downtown and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings has a tight walkable community with schools, churches and retail within walking distance. This District will strengthen it by providing a modern and additional retail space that will enhance the neighborhood.

Campbell Apartments Mix Use Table					
		Set backs			Maximum Building Height
Use	Minimum Area	Front	Back	Side	
Commercial Uses					
Veterinary Treatment (Small Animals)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Adult Day Care Center	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Child Care Facility, type 3,4,5 and 7	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Employment Agency	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Financial Institution	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, business	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Athletic Facility (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Community Recreational	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pawn Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shopping center, community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Residential Uses					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	56 Ft.

ATTACHMENT 5: EMAIL IN OPPOSITION

Salloum, Andrew M.

From: Sam Barela <sambarela2@gmail.com>
Sent: Tuesday, March 04, 2014 12:25 PM
To: Salloum, Andrew M.; Socorro DeAnda; Hector Lachica
Subject: Lydia Patterson Institute (LPI)

Andrew,

I would like to express our concern over the zoning change proposed in PZRZ13-00044.

Lydia Patterson Institute (LPI) has been on the site bounded by Florence Street on the east, 3rd Street on the north, 4th Street on the south and Campbell Street on the west. This year is the centennial year the institution has been in existence. LPI is a private school for children in 7th grade up through 12th grade. Basically the children are 12 to 13 years old and through the impressionable ages to 19 years old. It is the zoning change for the properties across Campbell that is of concern.

The existing zoning A-3 allows apartment living but G-MU appears to allow a multitude of residential, apartment and businesses. Our major concern is the businesses allowed across the street from the school property. At present time there is a small convenience store at the corner of Campbell and 4th Street. That store had been selling beer and wine, possibly without a license. We have been informed that the store will change owners in the near future. We do not object to the convenience store. Although it is a temptation to the children who desire to leave campus to purchase snacks and soft drinks; the greatest concern is the tobacco products, beer and wine that the future owner desires to sell. We provided a letter of protest to the Texas Alcohol Beverage Commission on February 7, 2014 (Tracking No.1945203). It is our understanding that there is a required buffer zone between schools and liquor establishments. That distance is probably more than the distance between the convenience store to the school property.

We DO NOT agree with this change of zoning if convenience stores are allowed to sell tobacco products, beer and wine. Especially if the owner allows his clerks to sell products to people who might sit on the curb and imbibe the alcohol. At present there is a homeless person who squats at the end of the alley on 3rd Street between Kansas and Campbell. This sets a poor example for the children. Then there is the possibility that tobacco products, including the new electronic cigarettes, could be sold to the children. The principal of the school has already had to remove electronic cigarette paraphernalia from students that may have bought them from such a convenience store.

Fair Winds and Following Seas. SAM

From: Salloum, Andrew M.
Sent: Tuesday, March 04, 2014 4:48 PM
To: 'Sam Barela'; Socorro DeAnda; Hector Lachica
Cc: Rubio, Arturo
Subject: RE: Lydia Patterson Institute (LPI)

Mr. Barela,

Attached is the mixed use report, which includes the use table the applicant is bound by. As you can see there are no bars or nightclubs. What uses do you have an issue and we can ask the applicant if they would be willing to remove.

Thank you,
Andrew Salloum

Planner | Planning Division
City Development | City of El Paso
222 S. Campbell Street
El Paso, TX 79901
915.212.1613



Click on the links for more information about City Development:



From: Sam Barela [<mailto:sambarela2@gmail.com>]
Sent: Wednesday, March 05, 2014 2:48 PM
To: Salloum, Andrew M.
Cc: Socorro DeAnda; Hector Lachica; Rubio, Arturo
Subject: Re: Lydia Patterson Institute (LPI)

Thank you for the information. We are concerned with the convenience stores. There has been an application made to the TABC for a license to sell beer and wine in the store on the corner. TABC does have a requirement that the sale of beverages can't be executed within 1,000-feet of a school. It might be helpful if tenants knew that section 109.33 of the TABC rules require the separation. The distance between the front door of the convenience store and the school's property line is less than 100-feet. We'll follow up with the TABC regarding this requirement. I'll be attending the meeting on the 18th.

Thank You. Fair Winds and Following Seas. SAM

Thank you for your help.

From: Salloum, Andrew M.
Sent: Wednesday, March 05, 2014 5:22 PM
To: 'Sam Barela'
Cc: Socorro DeAnda; Hector Lachica; Rubio, Arturo
Subject: RE: Lydia Patterson Institute (LPI)

Mr. Barela,

The City prohibits alcohol sales within 300 feet of a school, church, or day care.

Andrew Salloum

Planner | Planning Division
City Development | City of El Paso
222 S. Campbell Street
El Paso, TX 79901
915.212.1613



Click on the links for more information about City Development:

